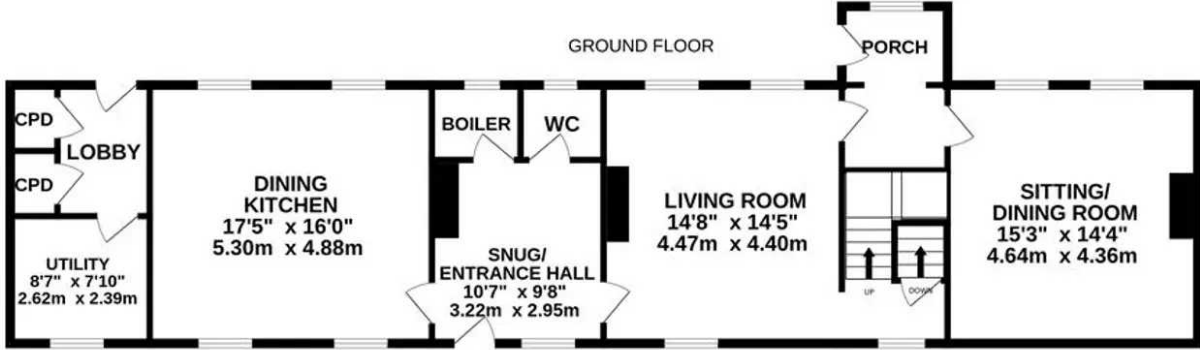


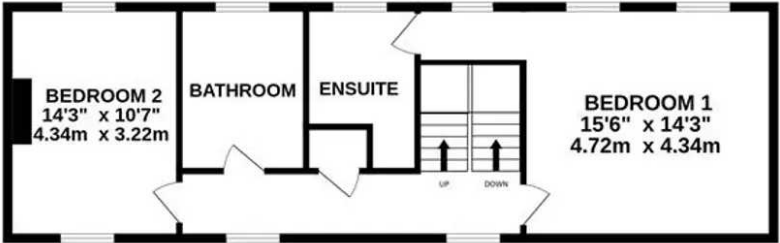


Bank End Farmhouse Bank Lane, Wortley
Wortley, Sheffield

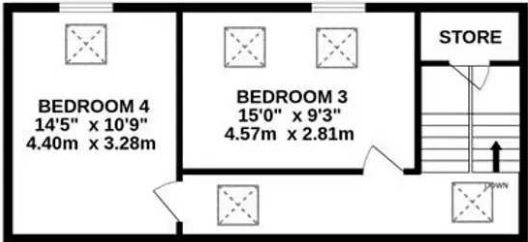
£1,100,000



1ST FLOOR

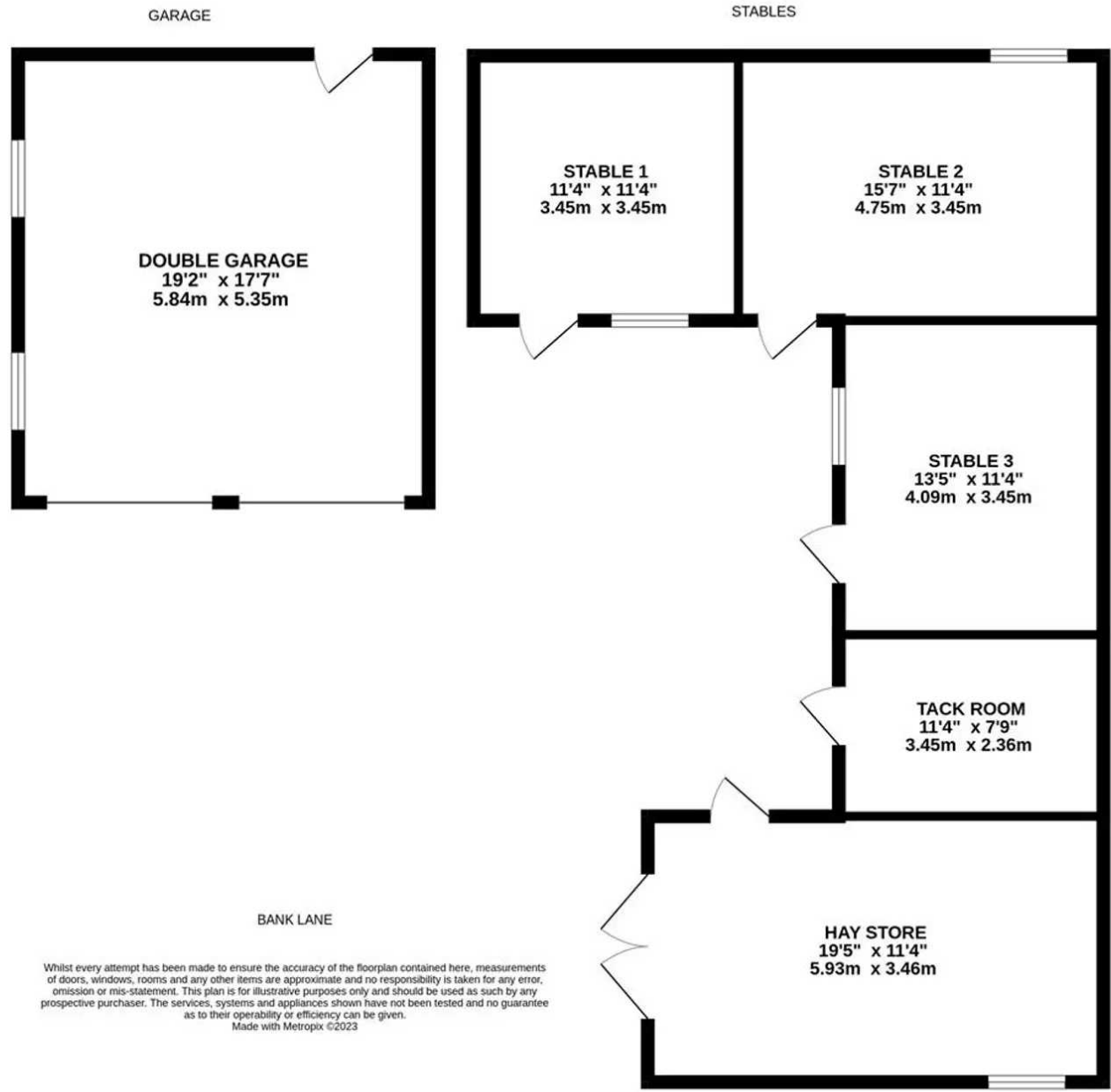


2ND FLOOR



BANK LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Bank End Farmhouse Bank Lane

Wortley, Sheffield

A SUPERB FOUR BEDROOM FARMHOUSE, IDEAL FOR THOSE WITH AN EQUESTRIAN INTEREST, WITH ROOMS OVERLOOKING THE PROPERTY'S LAND AND MÉNAGE, AS WELL AS BEAUTIFUL RURAL VIEWS BEYOND. SITUATED IN THIS IDEAL LOCATION WITH EXCELLENT COMMUTABILITY AND ACCESS TO THE TRANS PENNINE TRAIL AND BRIDLEWAYS, THIS STUNNING PERIOD FARMHOUSE OFFERS WELL APPOINTED MODERN ACCOMMODATION WITH PERIOD FEATURES IN THIS IDYLIC POSITION. THE EXTERIOR HAS BEEN AMENDED BY THE CURRENT VENDOR TO CREATE A PROPERTY FOR THOSE WITH AN EQUESTRIAN INTEREST. INTERNALLY THE PROPERTY OFFERS VERSATILE ACCOMMODATION, IN A THREE STOREY CONFIGURATION AS FOLLOWS; to the ground floor; entrance hall/snug, downstairs W.C., farmhouse kitchen, utility, living room, dining room and access to cellar. To the first floor, there are two double bedrooms, including master with en-suite and family bathroom. To the second floor, there are two further double bedrooms. Externally the home sits with a handful of other executive properties in this small hamlet of former farm buildings. The property comes with gardens, a ménage, stable block and land extending to approximately three acres. There is also a double garage and hard standing for two further vehicles.





ENTRANCE/SNUG

Entrance gained via composite and glass double glazed stable style door into entrance hall/snug. A versatile reception space, with multifuel stove in a brick surround and stone hearth. There is ceiling light, period beam ceiling, tiled floor, uPVC double glazed window to front and central heating radiator. A door opens to the boiler room, housing the boiler. There is ceiling light and obscure uPVC double glazed window.

DOWNSTAIRS W.C.

With close coupled W.C., wall mounted basin with chrome taps over, there is wall light, extractor fan, timber beam, central heating radiator and obscure uPVC double glazed window to rear. A door leads through to the dining/kitchen.

DINING/KITCHEN

A fabulous open plan farmhouse kitchen with feature central island and built in table. The kitchen itself has a range of wall and base units in a wood shaker style with contrasting granite worktops, with matching upstands, complemented by a tiled floor. There is space for an AGA and there are integrated appliances in the form of, Miele electric oven, four burner electric hob with extractor fan over, Miele full length fridge, integrated Miele dishwasher, one and half inset sink with mixer tap over. There are inset ceiling spotlights, further under cupboard lighting and natural light is provided by two separate uPVC double glazed windows to front and to rear elevation, enjoying pleasant views to rear over the property's own arena and land. A door then leads through to the inner hallway.



INNER HALLWAY

A door opens through to the inner hallway with ceiling light, central heating radiator and wood effect flooring. This leads through to the rear porch with an uPVC double glazing and composite stable style door giving access out. There is ceiling light and wood effect flooring. This space is currently used by the current vendor as a home office. A door then leads through to the dining room.

LIVING ROOM

A well-proportioned principal reception space with multi fuel stove sat within brick surround and stone hearth. There are period features in evidence, with exposed timber work and oak flooring and stone sills. There is ceiling light, two wall lights, two central heating radiators and natural light gained via uPVC double glazed window to the front and two uPVC double glazed window to the rear with views over the garden, paddocks and beyond.

INNER HALLWAY

With ceiling light, tiled floor, central heating radiator, access to loft space and wood effect composite stable style door giving access to the rear of the home. There are two separate cupboards providing storage and a third door leading through to utility, with continuation of the tiled floor and continuation of the wall and base units in a shaker style. There are laminate worktops, tiled splashback, plumbing for a washing machine, space for tumble dryer, one and half bowl stainless steel sink with chrome mixer tap over, extractor fan and uPVC double glazed window to front. From the entrance hallway a door leads through to the living room.



DINING ROOM

A fabulously proportioned further reception area providing a high degree of versatility. This room has previously been used as the main lounge and is currently used as a dining space. With ample room for dining table and chairs, there are exposed timber beams, ceiling light, two central heating radiators, multi fuel stove with stone hearth and continuation of the wood effect flooring. There are two uPVC double glazed windows to the rear overlooking the garden, paddocks and beyond.

FIRST FLOOR LANDING

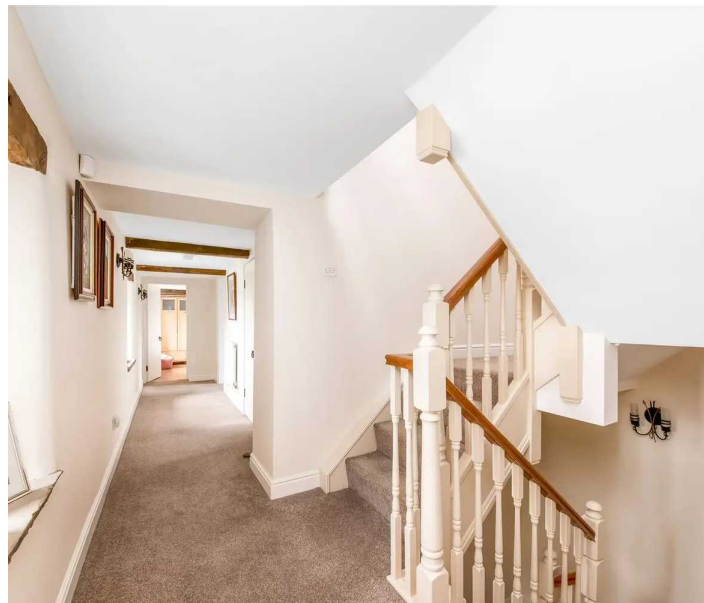
The staircase rises and turns to first floor landing with spindle balustrade and wall light. There are two uPVC double glazed windows to the front, exposed timber beams, wall light and central heating radiator. There is an airing cupboard housing a water tank. Here we gain entrance to the following rooms.

BEDROOM ONE

An impressive master suite with inset ceiling spotlights, two central heating radiators and three uPVC double glazed windows overlooking the property's land and views beyond. There is also access to the loft space.

EN-SUITE SHOWER ROOM

Comprising a three-piece white suite in the form of a close coupled W.C., basin sat within vanity unit with chrome mixer tap over, shower enclosure with mains fed chrome mixer shower within. There is ceiling light, part tiling to walls, exposed timber beam, underfloor heating, extractor fan and uPVC double glazed window to the rear.



BEDROOM TWO

A further double bedroom, enjoying dual aspect natural light via uPVC double glazed windows. There is a wall light, exposed timber beam, wood effect laminate flooring and a central heating radiator.

HOUSE BATHROOM

Comprising a three-piece white suite in the form of a close coupled W.C., pedestal basin with chrome mixer tap over, bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There are two ceiling lights, extractor fan, exposed timber beam, part tiling to walls, tiled floor, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.

SECOND FLOOR LANDING

From first floor landing staircase rises and turns to second floor landing with spindle balustrade, two Velux skylights, exposed timber beam and access to a storage space. There is a wall light and central heating radiator. Here we gain entrance to the following rooms.

BEDROOM THREE

A further double bedroom with impressive, exposed woodwork, stone mullion window with uPVC double glazed window to the rear, complemented by two Velux skylights, two wall lights, central heating radiator and access to the loft space.

BEDROOM FOUR/STUDY

Currently used as a home office, this is a further double bedroom. There is ceiling light, exposed timbers, central heating radiator, uPVC double glazed window with stone mullion and Velux skylight, both orientated to the rear of the home.





OUTSIDE

The property is part of a small hamlet of a handful of other similar executive properties. There is communal shared access to the parking area. The property has a double garage accessed via two up and over single doors, with a pitched roof, lights, uPVC obscure double-glazed window to the side and personal entrance to the rear. Alongside the garage, there is a block paved hard standing for two further vehicles. There is also vehicle access to the front of the property which leads into the courtyard. The home sits on an impressive plot with land predominantly to the rear. Immediately from the rear of the home there is a formal garden space with lawned areas and an abundance of plants, shrubs, and trees. There are flagged paths, seating areas, and hard standing for a green house. A gate then opens through to the orchard, which is an addition to the side of the home and has numerous fruit trees. Below the garden there is a ménage and grazing paddocks totalling approximately three acres. Vehicles can also gain access to the land via twin field gates onto the driveway. There is further vehicle access to ménage and fields, and there is a purpose-built stable block with water and electric supply. This has four stables and a tack room.







Simon Blyth Estate Agents

Simon Blyth Estate Agents, Regent Court St. Marys Street – S36 6DT

01226 762400

penistone@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000